

## **SPECIAL MEETING AGENDA**

**THURSDAY, JUNE 25, 2020  
4:00 PM**

**This Special Meeting will be held virtually via the Zoom online platform. Pursuant to Executive Order 202.1 of New York Governor Andrew Cuomo in-person access by the public will not be permitted.**

The public will have access to view and listen to the special meeting as it is happening via Zoom. If you do not have access to a computer or smartphone, there is an option to listen in via telephone. **Telephone:** +1 646 558 8656; **Webinar ID:** 976 3121 2157; **Password:** 626346

Details about how to tune in to the meeting are on the Town's website at <http://www.southoldtownny.gov/calendar.aspx>. Click on the date of the meeting for the link to **Join the Meeting**. Call the ZBA office at (631)765-1809 for help.

Call to Order by Chairperson Weisman.

### **I. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:**

**CONO CIMINO #7338 – (Adjourned from March 5, 2020) Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's June 12, 2019, Amended October 4, 2019 and Notice of Disapproval based on an application for a permit to construct additions and alterations to a single family dwelling; at, 1) less than the code required minimum front yard setback of 40 feet; 2) less than the code required minimum rear yard setback of 50 feet; located at 155 West Shore Road, Southold, NY. SCTM No. 1000-80-2-25.**

**II. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:**

**SUSAN BLAZOWSKI #7365** - Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-70-8-41 which has merged with SCTM No. 1000-70-8-40, based on the Building Inspector's October 18, 2019 Notice of Disapproval, which states that a non-conforming lot shall merge with an adjacent conforming or non-conforming lot held in common ownership with the first lot at any time after July 1, 1983 and that non-conforming lots shall merge until the total lot size conforms to the current bulk schedule requirements (minimum 40,000 sq. ft. in the R-40 Residential Zoning District); located, at 75 Clearview Avenue, Southold, NY. SCTM Nos.1000-70-8-40 & 1000-70-8-41.

**PAUL REINCKENS #7359** - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's October 1, 2019, Amended October 3, 2019 Notice of Disapproval based on an application for a permit to construct a porch addition attached to an existing single family dwelling; 1) located less than the code required minimum combined side yard setback of 25 feet; located at 1065 Hummel Avenue, Southold, NY. SCTM#1000-63-2-26.

**PAUL REINCKENS #7361SE** - Request for a Special Exception under Article III, Section 280-13B(13), the Applicant is the owner of subject property requesting authorization to legalize an Accessory Apartment in an existing accessory structure; and request for a Variance from Article III, Section 280-15; and the Building Inspector's October 1, 2019, Amended October 3, 2019 Notice of Disapproval based on an application for a permit to legalize "as built" additions and alterations to an accessory garage converted in to an "as built" accessory apartment; at, 1) located less than the code required minimum side yard setback of 5 feet; located at 1065 Hummel Avenue, Southold, NY. SCTM#1000-63-2-26.

**MILEVA GOBIC AND DRAGANA GOBIC #7374** - Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-70-9-35 which has merged with SCTM No. 1000-70-9-36, based on the Building Inspector's October 7, 2019 Notice of Disapproval, which states that a non-conforming lot shall merge with an adjacent conforming or non-conforming lot held in common ownership with the first lot at any time after July 1, 1983 and that non-conforming lots shall merge until the total lot size conforms to the current bulk schedule requirements (minimum 40,000 sq. ft. in the R-40 Residential Zoning District); located, at 465 Mailler Court, Southold, NY. SCTM Nos.1000-70-9-35 & 1000-70-9-36.

**JOSEPH MITCHELL #7375** - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's November 13, 2019, Notice of Disapproval based on an application for a permit to legalize an "as-built" front portico and roof alteration attached to an existing single family dwelling; at, 1) located less than the code required minimum front yard setback of 40 feet; located at 1380 Corey Creek Lane

**(Adj. to Corey Creek), Southold, NY. SCTM No. 1000-78-4-18.3.**

**MILDRED DAVID #7376** - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's October 25, 2019, Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling; at, 1) less than the code required minimum side yard setback of 15 feet; located at 3825 Stillwater Avenue (Adj. to Eugene Creek), Cutchogue, NY. SCTM No. 1000-137-1-3.1.

**EDWARD D. FRANCO #7377** - Request for Variances from Article III, Section 280-15; Article XXII, Section 280-105(A); and the Building Inspector's October 18, 2019, Amended October 30, 2019 Notice of Disapproval based on an application for a permit to legalize an "as built" six (6) foot high fence in the front yard of a single family dwelling and to construct accessory mounted solar panels; at, 1) proposed solar panels located in other than the code required rear yard; 2) "as built" fence is more than the code permitted maximum four (4) feet in height when located in the front yard; located at 15919 Route 25, (Adj. to the Long Island Sound) East Marion, NY. SCTM No. 1000-23-1-8.1.

**925 YOUNGS ROAD, LLC #7378** - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's October 17, 2019, Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling; at, 1) located less than the code required minimum rear yard setback of 50 feet; 2) located less than the code required minimum side yard setback of 15 feet; located at 925 Youngs Road, Orient, NY. SCTM No. 1000-18-1-4.

**BEACHWOOD ROAD 22, LLC #7380** - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's November 12, 2019, Notice of Disapproval based on an application for a permit to demolish an existing single family dwelling and build a new single family dwelling; at, 1) located less than the code required minimum total side yard setback of 25 feet; 2) more than the code permitted maximum lot coverage of 20%; located at 545 Beachwood Road (Adj. to the Great Peconic Bay), Cutchogue, NY. SCTM No. 1000-116-4-22.

**MARLEY MCDERMOTT AND TRAUANE AGRUSA #7381** - Request for Variances from Article III, Section 280-15 and the Building Inspector's December 2, 2019, Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool and to legalize an "as-built" accessory deck; at, 1) swimming pool located in other than the code required rear yard; 2) "as built" accessory deck located in other than the code required rear yard; located at 275 Majors Path, Southold, NY. SCTM No. 1000-54-1-26.1.

**JEFFREY R. LEMLER AND ANCA LEMLER #7382** - Request for a Variance from Article III, Section 280-15 and the Building Inspector's November 19, 2019, Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling resulting in a swimming , 1) located in

**other than the code required rear yard; located at 320 Broadwaters Road, (Adj. to Broadwaters Cove) Cutchogue, NY. SCTM No. 1000-104-10-6.**

**CONO CIMINO #7338 – (Adjourned from December 19, 2019) Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s June 12, 2019, Amended October 4, 2019 and Notice of Disapproval based on an application for a permit to construct additions and alterations to a single family dwelling; at, 1) less than the code required minimum front yard setback of 40 feet; 2) less than the code required minimum rear yard setback of 50 feet; located at 155 West Shore Road, Southold, NY. SCTM No. 1000-80-2-25.**

### **III. RESOLUTIONS**

- A. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on **Thursday, July 9, 2020** which Regular Meeting will commence at 9:00 A.M.
- B. **Resolution**: To approve minutes from March 5, 2020 Regular Meeting.